

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 4, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Broome,  
Hardwick (approximately 10:25 A.M.)  
Linnell, Phillips, Rankin, Sweeney  
and Wilson

ABSENT: Alderman Calder

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Quilchena School under the direction of Mrs. Thomson.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,  
SECONDED by Ald. Sweeney,  
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated April 27, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,  
SECONDED by Ald. Wilson,  
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

Riddell, Stead and Company (Mr. Gardiner)	Financial Statements for 1970: Auditors' Report
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(For Council action see page 3)

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REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS

A. Replacement of #1 Firehall

The Board of Administration, under date of April 14, 1971, reported as follows:

"Your Board has received the attached report from the Fire Chief.

1. In summary, he states:

- (a) The Federal Government has announced its intention to develop the block bounded by Georgia, Hamilton, Robson and Homer Streets with an office complex for Federal agencies. Vacant possession of No. 1 Firehall may be required by early 1975.

cont'd....

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REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS (cont'd)

Replacement of #1 Firehall (cont'd)

- (b) In Part One of his report, the facilities provided at No. 1 Firehall and the minimum replacement requirements.
- (c) In Part Two of his report, alternate concepts for consideration for replacement of No. 1 and No. 2 Firehalls. Concept 'A' considers Three new firehalls and Concept 'B' Two new firehalls. Capital cost estimates fall within the high and low range estimates for replacing No. 1 Firehall only in a location near its present site. Details of these concepts are given in Section 7 and 8, and cost estimates are given in Sections 9 and 10, as follows:

Replacement of No. 1 Firehall	
near present location - Low Estimate	\$1,185,000
Concept 'A' Estimate	\$1,380,000
Concept 'B' Estimate	\$1,280,000
Replacement of No. 1 Firehall - High Estimate	\$1,725,000

2. Your Board is of the opinion that Concept 'A' has merit as:
  - (a) the capital cost estimates indicate that the three new firehalls can be provided at a cost which is \$195,000 more than the low estimated replacement cost of No. 1 Firehall near its present location, and \$345,000 less than the high estimated replacement cost;
  - (b) there are definite operational advantages. It is noted that no further apparatus or manpower is required and that total annual expenses will not increase significantly.
3. Your Board concurs with the Fire Chief that consideration should be given to implementation of Concept 'A' contained in Part Two of his report, and therefore submit his recommendations for CONSIDERATION. These are:
  - (a) The Fire Chief in consultation with other Civic officials review specific sites and report back with necessary recommendations;
  - (b) The necessary funds be allocated in accordance with the report of the Director of Finance.

Note: Firehall locations for Concept 'A' and Concept 'B' are shown on maps attached to the Fire Chief's report."

(Copy of the report of the Fire Chief which includes report of the Director of Finance, is on file in the City Clerk's Office)

In respect of this report a detailed explanation was given by the Fire Chief, assisted by the Supervisor of Property and Insurance.

MOVED by Ald. Bird,

THAT Concept 'A' referred to in the Board of Administration report be approved and

- (a) the Fire Chief in consultation with other Civic officials review specific sites and report back with necessary recommendations;
- (b) the necessary funds be allocated in accordance with the report of the Director of Finance.

- CARRIED

Regular Council, May 4, 1971 . . . . . 3

UNFINISHED BUSINESS

1. Rezoning Application:  
S/W corner 48th Avenue and Oak Street

Further consideration was given to the Board of Administration report (Building and Planning matters), dated April 2, 1971 in regard to rezoning application for property at the S/W corner of 48th Avenue and Oak Street from an RS-1 One-family Dwelling District to CD-1 Comprehensive Development District.

After due consideration it was,

MOVED by Ald. Broome,

THAT, pursuant to recommendation of the Town Planning Commission and the Technical Planning Board, this rezoning application be refused.

- CARRIED

2. Condition of Yard and Barking Dogs:  
587 West 19th Avenue

It was agreed to defer consideration of this matter pending the hearing of a delegation later this day.

COMMUNICATIONS OR PETITIONS

1. Financial Statements for 1970:  
Auditors' Report

MOVED by Ald. Broome,

THAT the Financial Statements for 1970, forwarded by Riddell, Stead and Company by letter dated April 28, 1971, be received.

- CARRIED

2. Anti-litter Week

A communication was received from the Minister of Travel Industry - Recreation and Conservation, addressed to His Worship the Mayor, advising of Anti-litter Week, May 9th to 15th inclusive, soliciting assistance in this campaign against litter.

MOVED by Ald. Bird,

THAT the City cooperate in every way possible in this campaign.

- CARRIED

3. Council Representation:  
Park Board Meetings

A communication was noted from the Park Board, under date of April 28, 1971, requesting the City Council appoint a Council member to attend meetings of the Park Board as at one time was the policy.

MOVED by Ald. Broome,

THAT each incumbent of the office of Deputy Mayor be the representative of Council to Park Board meetings.

- CARRIED

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

2. Condition of Yard and Barking Dogs:  
587 West 19th Avenue

The Council considered a Board of Administration report of April 2, 1971, as a result of a petition received from citizens living in the neighbourhood of 587 West 19th Avenue, in the matter of nuisance as a result of the condition of property at this address and the keeping of dogs on the property. A report is noted from the Medical Health Officer advising of the situation and of inspections made. It is stated the Senior Assistant City Prosecutor advises the complainants may, if they wish, consult with the Prosecutor preparatory to laying a charge under Vancouver By-law No. 2531, being the by-law for the Abatement and Control of Noise.

Mrs. K. Station appeared and advised the petitioners are not satisfied with the present conditions still prevailing.

MOVED by Ald. Wilson,

THAT the information on this matter be received and the complainants be advised to take the matter up with the City Prosecutor for advice in regard to the laying of a charge under the City By-law for the Abatement and Control of Noise.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

B. General Report, April 30, 1971

Works and Utility Matters

MOVED by Ald. Hardwick,

THAT the report of the Board of Administration (Works and Utility matters), dated April 30, 1971, be adopted.

- CARRIED

Building and Planning Matters

Gastown/Chinatown Beautification  
and Historic Preservation

In considering this clause, Alderman Sweeney submitted, for Council's information, a copy of a letter dated April 28, 1971, from Mr. R. Basford, M.P., regarding a Federal contribution for the restoration and preservation of the Gastown/Chinatown areas of Vancouver.

MOVED by Ald. Sweeney,

THAT the report of the Board of Administration (Building and Planning matters), dated April 30, 1971, be adopted and copies of the proposed brief to the Federal Minister of Housing also be submitted to M.L.A.'s representing the particular area, i.e. Mr. Herb Capozzi and Mr. Evan Wolfe.

- CARRIED

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RECOGNITION: Mr. R. M. Martin  
Retiring City Engineer

The Council recognized the forthcoming retirement of Mr. R.M. Martin, City Engineer, and in this regard the following resolution was submitted:

cont'd....

Regular Council, May 4, 1971 . . . . . 5

Reconignition:

Mr. R.M. Martin (cont'd)

MOVED by Ald. Wilson.

THAT WHEREAS on the first day of June, 1971, Randolph McLaughlin Martin, P. Eng., F.A.S.E. will retire from the service of the City of Vancouver as City Engineer;

AND WHEREAS Randolph McLaughlin Martin joined the service of the City of Vancouver on the 4th day of February, 1921;

AND WHEREAS on the first day of June, 1971, Randolph McLaughlin Martin will have served the City of Vancouver in positions in the Engineering Department for a total of forty-two years;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as expressing its gratitude and appreciation to Randolph McLaughlin Martin, P. Eng., F.A.S.E. for his forty-two years of faithful execution of his duties;

AND FURTHER BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending its best wishes for a long and happy retirement.

- CARRIED UNANIMOUSLY

His Worship the Mayor, after giving a copy of this resolution to Mr. Martin also presented him with a memento of remembrance. Mr. Martin acknowledged the Council's appreciation.

His Worship also recognized Mrs. Martin and presented her with a corsage.

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At this point there was a short recess and an 'In Camera' meeting.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report (cont'd)

Licenses and Claims Matters

Closing Hours for Bowling Alleys

In considering this clause of the report of the Board of Administration (Licenses and Claims matters), dated April 30, 1971, it was noted Mr. W. A. Street was requesting the opportunity to appear as a delegation.

MOVED by Ald. Phillips,

THAT the closing hours for bowling alleys with regard to juveniles only, be extended to 1:00 A.M. and the closing hours for bowling alleys for adults only, be extended to 4:00 A.M.; it being understood that if Mr. Street still wishes to appear before the Council on this matter, he will be given the opportunity to do so.

- CARRIED

Finance Matters

Grant Request: Summer 71 Drama Festival

The Board of Administration submitted for consideration a request for a grant to assist in the production of the 1971 Summer Drama Festival.

After due consideration, action was not taken to approve this request.

Regular Council, May 4, 1971 . . . . . 6

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Personnel Matters,  
Supplementary, April 30

Sun Life Insurance Company of Canada:  
Group Policy No. 8645-G and GD-Amendment #5

MOVED by Ald. Phillips,  
THAT the report of the Board of Administration (Personnel  
matters, Supplementary), dated April 30, 1971, be adopted.

- CARRIED

D. Property Matters, April 30

Champlain Heights - Site #18:  
Request of United Cooperative Housing  
Society for a Reduction in Lease Rate (Clause 8)

It was agreed to defer consideration of this clause pending  
the hearing of a delegation as requested.

Balance of Property Matters

MOVED by Ald. Sweeney,  
THAT Clause 1 to 7 inclusive of the report of the Board of  
Administration (Property matters), dated April 30, 1971, be  
adopted.

- CARRIED

E. Block 52 Parking Garage

The Board of Administration, under date of May 3, 1971  
submitted the following report:

"Your Board submits the following report of the City Engineer.

On July 10th, 1970, the Board of Administration submitted a report  
to Council recommending "that the Corporation Counsel and City Engineer be  
instructed to negotiate a contract with the Downtown Parking Corporation for  
the operation of the Block 52 Garage." On July 14th, 1970, Council adopted  
that report "on the understanding that the lease shall not be for more than  
two years."

The Corporation Counsel and the City Engineer are presently  
negotiating a management contract with the Downtown Parking Corporation and  
a report on this matter will be submitted as soon as possible. Pacific Centre  
Limited has informed the City that the Block 52 Garage will be completed and  
ready for occupancy by mid-July 1971. In order for the Downtown Parking  
Corporation to commence operation of the garage by that date, the garage  
operating equipment (automatic gates, ticket spitters, differential counters,  
cashiers booths, signing, etc.) must be purchased and installed as soon as  
possible.

The Downtown Parking Corporation's estimate of the installed cost  
of the required garage operating equipment is \$128,000. The Downtown Parking  
Corporation has agreed to order this equipment and have it installed provided  
all costs are borne by the City. The City Engineering Department has reviewed  
this equipment requirement and cost estimate and is satisfied that it is  
reasonable.

The Corporation Counsel reports that a legal survey and plan of the  
Block 52 Garage is required for the purpose of the Block 52 lease between  
Pacific Centre Limited and the City. The estimated cost of this survey is  
\$3,000.

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Block 52 Parking Garage (cont'd)

It is therefore recommended:

- (1) That \$128,000 be allocated from the Parking Meter Reserve Fund for the purpose of purchasing and installing the Block 52 Garage operating equipment.
- (2) That \$3,000 be allocated from the Parking Meter Reserve Fund for the purpose of a legal survey and preparation of plans for the Block 52 Garage.

Your Board recommends that the foregoing report of the City Engineer be adopted."

MOVED by Ald. Adams,

THAT the recommendations in the foregoing report of the Board of Administration be approved.

- CARRIED

F. Centennial Museum Gift Shop:  
Surplus Funds

The Board of Administration, under date of May 3, 1971, submitted the following report:

" On June 1, 1968 the City entered into an agreement with the Vancouver Museum Association covering the operation of the Centennial Museum Gift Shop which provided for the transfer of surplus earnings to the Museum Trust Fund on termination of the agreement.

The original agreement, which was to have expired September 1, 1969, was extended on a month to month basis until the new agreement was signed on April 23, 1970 at which time the surplus gift shop earnings amounted to \$9,224.01.

The Vancouver Museum Association has written to the Greater Vancouver Civic Museum and Planetarium Board requesting that the \$9,224.01 of surplus gift shop earnings be retained by the Association. The Board has agreed with this request.

It is noted for Council information that, under the terms of the new agreement

- (a) the Vancouver Museum Association is permitted to retain any future surplus gift shop earnings, and
- (b) these funds are to be expended on the acquisition, restoration or improvement of such articles, specimens, displays or collections or for any other purpose as may be in the interest of the Vancouver Museums and Planetarium as determined by the Association and approved by the Greater Vancouver Civic Museum and Planetarium Board.

Your Board recommends that the Vancouver Museum Association be permitted to retain the \$9,224.01 of surplus gift shop earnings and that these funds be expended in the same manner as provided in the new agreement. "

MOVED by Ald. Bird,

THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Attendance at C.F.M.M. Conference:  
Director of Social Planning/Community Development

The Board of Administration reported under date of May 3, 1971, as requested by the Council, in respect of the request of the Canadian Federation of Mayors and Municipalities that the Director of Social Planning/Community Development be authorized to attend the forthcoming Conference of the C.F.M.M. to be held in Saskatoon, June 14 to 17, 1971.

MOVED by Ald. Wilson,

THAT the Director of Social Planning/Community Development be authorized to attend this Conference, on the understanding that the Director of Social Planning/Community Development will report back to the Council, through the Board of Administration, before accepting any 'office'.

- CARRIED

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The Council (in Committee) recessed at approximately 12:00 noon to reconvene at 2:00 P.M.

The Council (in Committee) reconvened at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members of the Council present:

PRESENT: His Worship the Mayor  
Aldermen Bird, Broome, Hardwick, Linnell,  
Phillips, Rankin, Sweeney and  
Wilson

ABSENT: Alderman Adams  
Alderman Calder

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Champlain Heights  
Advertising of Site #10

At the meeting on April 27th the Council considered the following bases of advertising Site #10 in Champlain Heights and took action as noted:

- (a) Advertise Site #10 for Limited Dividend Housing at a fixed price of approximately \$350,000 and competitive design,
- (b) Advertise Site #10 on the same basis as Site #9, i.e. on the basis of minimum price and competitive design.

"Moved,

THAT advertising of site #10 be in accordance with preference (a) above and in accordance with preference (b).

- Carried"

Alderman Bird referred to a communication from the Assistant Director, Civic Development, under date of May 3, 1971, following discussions held with the Central Mortgage and Housing Corporation as a result of the Council's resolution. After putting forward various matters for consideration resulting from the Council's decision of April 27th, the Assistant Director suggests:

cont'd....



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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Champlain Heights  
Advertising of Site #10 (cont'd)

'If Council is not prepared to opt solely for the Section 16 financing, I believe it would be better to drop that proposal and to stick with the conventional financing. Otherwise I believe we stand some risk of protracted negotiations with CMHC and no mortgage and/or a fair amount of static from both developers and architects.'

MOVED by Ald. Bird,  
THAT the part of the resolution of Council of April 27th referring to preference (b) in regard to this matter, be rescinded.

- CARRIED BY THE  
REQUIRED MAJORITY

COMMITTEE OF THE WHOLE

MOVED by Ald. Phillips,  
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Phillips,  
SECONDED by Ald. Sweeney,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE  
ZONING AND DEVELOPMENT BY-LAW (S/S. Southwest  
Marine Drive between Laurel and Heather Streets)

MOVED by Ald. Phillips,  
SECONDED by Ald. Sweeney,  
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Phillips,  
SECONDED by Ald. Sweeney,  
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Phillips,  
SECONDED by Ald. Sweeney,  
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Phillips,  
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Phillips,  
SECONDED by Ald. Sweeney,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Phillips,  
SECONDED by Ald. Sweeney,  
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

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BY-LAWS (cont'd)

2. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE  
MONIES REQUIRED TO BE PAID TO THE GREATER  
VANCOUVER REGIONAL HOSPITAL DISTRICT

MOVED by Ald. Broome,  
SECONDED by Ald. Sweeney,

THAT leave be given to introduce a By-law to levy a rate on property to raise monies required to be paid to the Greater Vancouver Regional Hospital District, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,  
SECONDED by Ald. Sweeney,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Broome,  
SECONDED by Ald. Sweeney,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Broome,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,  
SECONDED by Ald. Sweeney,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,  
SECONDED by Ald. Sweeney,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes  
(3514 Price Street)

MOVED by Ald. Sweeney  
SECONDED by Ald. Bird,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. all that portion of Lots designated "A" and "B" on plan of subdivision of subdivision of Lot "C", Block 84, District Lots 36 and 51, Group 1, New Westminster District, prepared by Edmond T. Wong, B.C.L.S., attested to on the 26th day of March, 1971, a print of which is hereunto annexed. Said portion being all that portion of said Lots "A" and "B" lying to the West of a line drawn parallel to and 7 feet perpendicularly distant easterly from the westerly limit of said Lots "A" and "B" and extending from the northerly limit of said Lot "A" to the southerly limit of said Lot "B", the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated April 27, 1971, and marginally numbered LF 5681, a print of which is hereunto annexed

cont'd....

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MOTIONS (cont'd)

Allocation of Land for  
Highway Purposes (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed by, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Deputy Approving Officer:  
Mr. H. W. Pickstone

MOVED by Ald. Sweeney,  
SECONDED by Ald. Bird,

RESOLVED THAT Mr. H. W. Pickstone is hereby designated and appointed Deputy Approving Officer for the City of Vancouver pursuant to Section 4 of the Subdivision Control By-law (By-law No. 3334).

- CARRIED

3. Closing and Stopping up of Street  
and Lane: portion of Eveleigh Street  
and a portion of the Lane South of  
Eveleigh Street, East of Thurlow Street

MOVED by Ald. Wilson,  
SECONDED by Ald. Bird,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS Plan 92 dedicated a portion of Eveleigh Street and a portion of the lane South of Eveleigh Street, East of Thurlow Street, adjacent to Block 2, District Lot 185, Group 1, New Westminster District, Plan 92, which are now surplus to the City's highway requirements; and

WHEREAS the owner of Lot "H", Block 2, District Lot 185, Group 1, New Westminster District, Plan 12836 has consented to the closing of the portion of Eveleigh Street abutting said Lot "H"; and the said closed portion being consolidated with the lands to the South;

THEREFORE BE IT RESOLVED THAT all that portion of Eveleigh Street described as follows:

Commencing at the South westerly corner of Lot "H", Block 2, District Lot 185, Group 1, New Westminster District, Plan 12836; Thence S 45° 15' E 263.98 feet, more or less, following in the southerly limit of said Lot "H" to the south easterly corner of said Lot "H";

cont'd....

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MOTIONS (cont'd)

Closing and Stopping up of  
Street and Lane (cont'd)

Thence S  $44^{\circ} 45'$  W 66 feet, more or less, to the north easterly corner of Lot 17 (Plan 92), said Block 2;

Thence N  $45^{\circ} 15'$  W 594 feet, more or less, following in the southerly limit of Eveleigh Street to the north westerly corner of Lot "D" of Lots 24 and 25 (Plan 778) said Block 2;

Thence N  $44^{\circ} 45'$  E 19 feet following in the northerly production of the westerly limit of said Lot "D";

Thence S  $45^{\circ} 15'$  E 330 feet, more or less, following in a line drawn parallel to the southerly limit of Eveleigh Street to intersection with the production southerly of the westerly limit of said Lot "H";

Thence N  $44^{\circ} 45'$  E 47 feet, more or less, following in the southerly production of the westerly limit of said Lot "H" to the point of commencement; and

That portion of lane described as follows:

Commencing at the north westerly corner of Lot 27, said Block 2;

Thence N  $44^{\circ} 45'$  E 33 feet, more or less, following in the production northerly of the westerly limit of said Lot 27 to the North side of said lane;

Thence S  $45^{\circ} 15'$  E 363 feet, more or less, following in the northerly limit of said lane to the easterly limit of the West  $\frac{1}{2}$  of Lot 19, said Block 2;

Thence S  $44^{\circ} 45'$  W 16.5 feet following in the easterly limit of the West  $\frac{1}{2}$  of said Lot 19;

Thence N  $45^{\circ} 15'$  W 33 feet, more or less, following in a line drawn parallel to the southerly limit of the West  $\frac{1}{2}$  of said Lot 19 to intersection with the production northerly of the westerly limit of the West  $\frac{1}{2}$  of Lot 32, said Block 2;

Thence S  $44^{\circ} 45'$  W 16.5 feet, more or less, following in the production northerly of the westerly limit of said Lot 32 to the north westerly corner of the West  $\frac{1}{2}$  of said Lot 32;

Thence N  $45^{\circ} 15'$  W 330 feet, more or less, following in the southerly limit of said lane to the point of commencement.

cont'd....

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MOTIONS (cont'd)

Closing and Stopping up of  
Street and Lane (cont'd)

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated January 4, 1971, and marginally numbered LD 1248, a print of which is hereunto annexed; be closed, stopped up and conveyed to the abutting owner South of Eveleigh Street; and

BE IT FURTHER RESOLVED THAT the said closed street and lane be consolidated with the abutting lands.

- CARRIED

4. Appointment:  
Social Development Committee

At the meeting on April 27th Alderman Linnell and Alderman Hardwick submitted a motion which, by Council agreement, was changed and now reads as follows:

MOVED by Ald. Linnell,  
SECONDED by Ald. Hardwick,

THAT a Social Planning and Community Development Committee consisting of the Chairmen and Chief Administrators of the Park Board, School Board, Library Board, subject to the approval of these Boards, and Chairman and appropriate City officials reporting to the Council's Standing Committee on Health and Welfare, together with the Board of Administration, meet at the call of any of the principal parties when capital expenditures are being considered or when any other matter of cooperation and coordination needs to be discussed; it being understood that any of such principal parties will initiate such meeting through the Chairman.

- CARRIED

MOVED by Ald. Broome,  
SECONDED by Ald. Sweeney,

THAT the motion of Aldermen Linnell and Hardwick be referred to the Board of Administration for report.

- LOST

(The motion of Aldermen Linnell and Hardwick was put and carried)

5. Leave of Absence:  
Alderman Hardwick

MOVED by Ald. Broome,  
SECONDED by Ald. Linnell,

THAT Alderman Hardwick be granted leave of absence from the meeting of Council to be held on May 11, 1971.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Rezoning of Fairview Slopes:  
Hawthorn Proposals

The Board of Administration submitted the information of the Corporation Counsel in regard to receiving a further submission from one of the participants in the Public Hearing which was held on March 25, 1971, on the matter of rezoning Fairview Slopes. The party in question is Mr. Hawthorn who has a different form of development from that envisaged by the Director of Planning and Civic Development and in the Council resolution instructing the By-law change. The Board of Administration advised, however, that the Director of Planning and Civic Development is proposing to report to the Council on the Hawthorn proposals at the Standing Committee meeting on May 13th.

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ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson -  
Shaughnessy Property

enquired of the status of the Shaughnessy development.

The Corporation Counsel stated there is an application to set aside a By-law to rezone.

Alderman Wilson -  
38 Acres: Jericho

enquired of the status of the application to the Federal Government to include an additional 38 acres of land for park development in respect of Jericho lands.

His Worship the Mayor advised he had written a letter making the formal application some time ago and had recently followed it up requesting a reply.

Alderman Wilson -  
Federal Waterlot Leases:  
Four Seasons Hotel  
Development

referred to the Federal leases of waterlots in regard to the Four Seasons Hotel development and enquired if the City would receive these lands on a nominal basis should the ratepayers determine certain of the properties be expropriated and the waterlot leases taken over by the City of Vancouver.

It was advised the Corporation Counsel is expected to report to the Council on the matter by the next meeting.

Alderman Linnell -  
Project 200:  
Progress Report

requested a Report Reference in respect of the Project 200 development.

His Worship the Mayor directed accordingly.

Alderman Broome -  
Flags and Decorations:  
City Hall re Royal  
Visit

enquired respecting the placing of flags and decorations around the City Hall in connection with the forthcoming Royal visit.

His Worship advised that flags and decorations will be in place for the visit.

Alderman Phillips -  
Burrard Inlet  
Crossing

referred to a letter from the Minister of Fisheries and Forestry, addressed to himself under date of April 29, 1971, advising that the Federal contribution to the Burrard Inlet crossing would have no effect on Federal participation on other Vancouver projects such as rapid transit. The Minister also refers to the suggestion quoted in the newspaper that a meeting be held with Federal Ministers. The Minister expressed the view such a meeting is long overdue and he would be glad to meet with members of the Council on the issue.

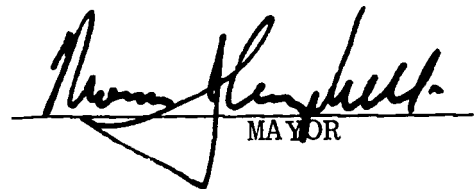
Alderman Phillips requested the Mayor initiate such a meeting. However, His Worship advised he wishes to first meet with the Provincial Government following which a meeting can be held at the Federal level.

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The Council adjourned at approximately 3:10 P.M.

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The foregoing are Minutes of the Regular Council meeting  
of May 4, 1971, adopted on May 11, 1971.

  
MAYOR

  
CITY CLERK

BOARD OF ADMINISTRATION . . . . . (WORKS) 1

April 30th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1.        1971 PAVING PROGRAM - STRIP PAVEMENT  
          ON TYNE STREET - RUMBLE AVENUE CONNECTOR

"54th Avenue, east of Tyne Street, will be closed and stopped up this year to allow the subdivision and development of Champlain Heights and in view of this, it would be advisable to advance the improvements on the Tyne Street - Rumble Avenue Connector at this time, in order to provide a substitute route for traffic moving east on 54th Avenue to Boundary Road.

Because of future re-zoning and the fact that we do not have a registered plan for the entire length between Tyne Street and Boundary Road, we are unable to advance a Local Improvement on the Tyne Street - Rumble Avenue Connector. This route is now cleared and has a loose gravel surface.

It is therefore recommended that a 22-foot wide strip of asphalt be laid before opening it to traffic to provide a smooth, dust free surface for through traffic. The 22-foot strip is recommended as adequate at this time because there will be no parking on the Connector. It would provide a surface identical to that placed on the 49th Avenue - Imperial Avenue Connector last year.

The funds required to construct the strip pavement this year would be a prior contribution of a portion of the City's share of the cost of constructing the permanent pavement under Local Improvement procedures.

The estimated cost of constructing a strip pavement on the Tyne Street - Rumble Avenue Connector is \$14,000. Funds are available in Account Code Number 0146/7904, 'Major Street Paving 1971 Program Unallocated'.

I RECOMMEND that:-

- (a) The City Engineer be authorized to construct a 22-foot strip pavement on the Tyne Street - Rumble Avenue Connector.
- (b) Funds in the amount of \$14,000 be appropriated from the 1970 Streets Capital Budget, Account Code Number 0146/7904, 'Major Street Paving 1971 Program Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.



Board of Administration, April 30, 1971 . . . . . (WORKS - 2)

2. Tender No. 56-71-1  
- Gasoline

Tenders for the above report were opened by your Board on April 5, 1971, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the office of the Purchasing Agent.

Bid numbers refer to the relative position of the bids in ascending order of price. Local content does not change the order of any of the bids.

Funds for this purchase are provided in the Engineering Department's Equipment Branch operating account.

Five bids were received for the supply of regular, premium and marked gasolines. The bid prices are discounts from the prevailing posted dealer or tank truck price, March 1, 1971 or latest revision for a one, two or three year contract.

Regular and Marked Gasoline

The City Engineer and Purchasing Agent recommend acceptance of the low bid from Shell Oil Co. for the supply of regular and marked gasoline for a three year period at an annual cost of approximately \$300,000.

Premium Gasoline

The City Engineer and Purchasing Agent recommend acceptance of the low bid from Standard Oil Co. for the supply of premium gasoline for a three year period at an annual cost of approximately \$17,500."

Your Board

RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to contracts satisfactory to Corporation Counsel.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 558

Board of Administration, April 30, 1971 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Gastown/Chinatown Beautification  
and Historic Preservation

The Director of Planning and Civic Development reports as follows:

"On December 3, 1970, a Special Committee of Council, together with City officials and a representative of the Gastown area, met with the Honourable Wesley Black, the Honourable Dan Campbell, Mr. L. Wallace and Mr. Herb Capozzi. In addition to the Provincial designation of an appropriate area as an historic site, assurance of Provincial financial assistance was sought and received.

Council will recall that the Honourable Minister for Municipal Affairs, in a letter dated March 17, 1970, to Mr. H. P. Capozzi, M.L.A., indicated that the Provincial Government was willing to enter upon a five-year partnership which would provide, on a matching grant basis, a total sum in the amount of \$500,000, provided that a matching amount was forthcoming from both the Federal Government and the City of Vancouver. The City at that time confirmed to the Provincial Government that \$700,000 had been allocated for Beautification within the City's 1971 - 76 capital budget from within which the local matching funds to approximately \$35,000 per year were assured. The Honourable Dan Campbell stated that this proposal is a firm commitment provided that Federal assistance is forthcoming. It was further agreed that the City has the Provincial sanction to follow up this matter by formally approaching the Federal Government for a similar contribution. However, this offer by the Provincial Government has been made on the understanding that this is the only financial assistance sought by the City for the improvement and maintenance of the historic area.

The attached brief has been prepared for forwarding by His Worship the Mayor to the Honourable R. K. Andras, for consideration of the City's request under any legislation considered appropriate.

The brief points out the parallel between proposed projects and the City of Victoria's Bastion Square rehabilitation scheme undertaken with Federal financial assistance under Section 23 of the National Housing Act. However, in view of the present re-assessment of renewal legislation under way at the Federal level, the brief recognizes that the Federal Government may prefer a different existing legislative vehicle. The Honourable Minister of Housing is therefore requested to consult with his ministerial colleagues on the most appropriate form of Federal Government assistance.

It is RECOMMENDED that Council approve the form of the attached brief and authorize His Worship the Mayor to submit this on behalf of Council to the Honourable R. K. Andras, Federal Minister of Housing. Further, that copies of the brief be submitted to the Honourable R. Basford, Minister of Consumer and Corporate Affairs, and to the Honourable Dan Campbell, Provincial Minister of Municipal Affairs."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

\* \* \* \* \*

Board of Administration, April 30, 1971 . . . . . (LICENSES - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION AND CONSIDERATION

1. Closing Hours for Bowling Alleys

The following is an extract from the Minutes of the City Council meeting of March 9, 1971:

"Pursuant to an enquiry, the Board of Administration, under date of February 26, 1971, reported on the matter of hours of operation in respect of billiard rooms and bowling alleys. The restriction of closing hours and restrictions in regard to juveniles are referred to.

Mr. W. Street, on behalf of the Bowling Proprietors' Association of B. C., appeared requesting the matter of restriction of hours and restrictions applying to juveniles in regard to bowling alleys be referred to the Civic officials for further consideration, particularly in respect of removing such restrictions.

Moved,

THAT the closing hours for billiard rooms be extended to 1:00 a.m. and there be no restriction with regard to juveniles;

FURTHER THAT the matter of removing any restrictions regarding closing hours for bowling alleys and restrictions in regard to juveniles be referred to the Board of Administration for report.

- Carried"

The Director of Permits and Licenses reports as follows:

"Mr. W. A. Street was asked for a letter stating the position of the Bowling Proprietors' Association in their request for the removal of restrictions regarding the closing hours for bowling alleys. In a letter dated March 30, 1971 (copy attached), the following points were made:

- (a) Bowling alleys provide the largest source of family recreation in North America;
- (b) Bowling alleys are under the supervision of an adult person at all times;
- (c) Bowling is a wholesome recreation in which the whole family takes a part;
- (d) No other municipality or City in the Province of British Columbia has restrictions on the hours of operation or restrictions with regard to juveniles;
- (e) Notwithstanding the foregoing, a 1:00 a.m. closing hour for juveniles would be acceptable to the Association.
- (f) Closing hours for adults should be extended to 4:00 a.m. to permit afternoon shift workers (4:00 p.m. - 12 midnight) to participate. It is contended that afternoon shift workers would generally have difficulty finding bowling alley time available in view of the existing scheduling by bowling leagues.

cont'd....

Board of Administration, April 30, 1971 . . . . (LICENSES - 2)

Clause #1 continued:

The Chief Constable and the Director of Permits and Licenses in a Board of Administration report to Council dated March 9, 1971, were of the opinion that bowling alleys should be treated in a similar manner to billiard rooms and could see no reason why both should not be permitted to remain open until 1:00 a.m. without qualification.

The request by the Association to allow bowling alleys to remain open until 4:00 a.m. for adults only should not create any particular problems for the Department of Permits and Licenses.

The Chief Constable advises as follows:

'I have your letter of April 1, 1971 drawing attention to the request submitted by the Bowling Proprietors' Association, through their solicitor, Mr. W.A. Street, whereby the hours of operation of bowling alleys be extended from 1:00 a.m. to 4:00 a.m. This on the understanding that juveniles will not be admitted to such premises after 1:00 a.m.

The proposed extension of hours may well result in additional policing problems insofar as such premises will provide a focal point during the period of the day when there are very limited social and recreational facilities available.

I am not aware that there is any real demand for this additional service and would suggest that in the final analysis this is a policy matter for decision by City Council.'

RECOMMENDED that the closing hours for bowling alleys with regard to juveniles only, be extended to 1:00 a.m.

Further that the request to extend the closing hours for bowling alleys to 4:00 a.m. for adults only, be referred to Council for consideration."

Your Board RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved and submits the matter of extending the closing hours for bowling alleys to 4:00 a.m. for adults only for Council's CONSIDERATION.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 559

Board of Administration, April 30, 1971 . . . . . (FINANCE - 1)

FINANCE MATTERS

CONSIDERATION

1. Grant Request -  
Summer 71 Drama Festival

In a communication dated April 26, 1971, Mr. P.C. Bygrave has requested a grant for an unspecified amount to assist in the production of the 1971 Summer Drama Festival. The first performance, a Jamboree, is scheduled for May 23rd and a series of plays will be held between May 28th and July 17th in the Auditorium of the Arts Club Theatre. The estimated budget is approximately \$7,000, and details of the Festival are set out in the communication, copies of which are circulated.

It is noted that similar requests have been handled in the past as follows:

- |            |   |                   |
|------------|---|-------------------|
| May 1969 - | Vancouver International Film Festival         | - No Action.      |
|            | re rental costs of Queen Elizabeth Playhouse. |                   |
| May 1966 - | Dominion Drama Festival (B.C. Region)         | - \$300 Approved. |
|            | National Finals.                              |                   |

Your Board submits the foregoing for the CONSIDERATION of Council.

\*\*\*\*\*

FOR ADOPTION SEE PAGE(S) 559-560

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT

APRIL 30, 1971

RECOMMENDATION

1. Sun Life Assurance Company of Canada  
Group Policy No. 8645-G and GD - Amendment #5

The Director of Personnel Services reports as follows:

"Under date of July 14, 1969, the Municipal and Regional Employees' Union confirmed agreement to the compulsory coverage of:

- Q. E. T. Schedule "B" employees
- Park Board Schedule "B" employees

for Group Insurance purposes under Sun Life Assurance Company of Canada Group Policy No. 8645-G and GD, where applicable, effective August 1, 1969. Amendment #5 to the above mentioned policy is now complete. This policy amendment sets out the necessary qualifications to make Group Life Coverage compulsory to those employees in the above groups, who have become eligible, and are under 65 years of age at date of eligibility. (Eligibility date is established upon the completion of 1500 hours of straight time work subsequent to January 1, 1966, having been worked in each and every calendar month of the period of accumulation).

Previous to August 1, 1969, Group Life Insurance Coverage was on a voluntary basis at date of eligibility.

Compulsory participation reflects increased coverage as follows:

	At July 1/69		At August 1/69		At April 1/71	
	No. of		No. of		No. of	
	<u>Emp. - Coverage</u>		<u>Emp. - Coverage</u>		<u>Emp. - Coverage</u>	
Q.E.T.						
Schedule "B"	4	\$15,000	17	\$ 51,000	20	\$ 54,000
Park Board						
Schedule "B"	<u>5</u>	<u>\$12,000</u>	<u>25</u>	<u>\$ 69,000</u>	<u>28</u>	<u>\$ 92,000</u>
TOTALS	9	\$27,000	42	\$120,000	48	\$146,000
	=	=====	=	=====	=	=====

The current cost of Insurance for each \$1,000 coverage is shared @ 0.34 by employee and 0.32 by employer.

Based on coverage for April 1, 1971, at current rates, total cost to the City for 1971 is estimated at approximately \$560.64.

. . . Cont'd.

Board of Administration, April 30, 1971...(SUPPLEMENTARY PERSONNEL - 2)

Clause No. 1 (Cont'd.)

I would recommend that Amendment #5 to Sun Life Assurance Company of Canada Group Policy 8645-G and GD be approved."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 560

BOARD OF ADMINISTRATIONPROPERTY MATTERSAPRIL 30, 1971RECOMMENDATIONS

1. Old Georgia Viaduct - Agreement with Arthur Zimmerman

Reference is made to Item 6, Property Matters, April 2nd, 1971, confirmed by Council, April 6th, 1971, entitled "Old Georgia Viaduct Demolition - Right of Way Through B.C. Hydro & Power Authority and C.P.R. Co. Lands - Memoranda of Agreement with Lessees" wherein the general concept of entering into agreement with the lessees was set out, with the recommendation that each separate negotiation would subsequently be reported to Council for confirmation.

The Supervisor of Property & Insurance reports as follows:

"Mr. Arthur Zimmerman leases areas of land from the Canadian Pacific Railway which he in turn rents out on a monthly basis as automobile parking stalls. Many of these stalls are beneath the viaduct or in the work area adjoining the viaduct. The lessee will suffer loss of revenue for an estimated one to two months during the time demolition is proceeding in the immediate area.

In addition, Pier D18 of the Georgia Viaduct replacement is situated in this leased area and during construction there is a loss of from two to six parking stalls depending on the nature of the work under way at the time. The lessee has suffered a loss at this location from October 1969, and this will continue until the viaduct is completed.

Mr. Zimmerman has agreed to enter into the necessary agreement with the City of Vancouver whereby the City will undertake to deal with the lessees' claims for loss of earnings which may be incurred during demolition."

RECOMMENDED that the City enter into an agreement with Arthur Zimmerman, drawn to the satisfaction of the City Solicitor, on the foregoing basis.

Your Board,

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Resubdivision of City-owned Property  
B/S 2800 Block E. 16th Avenue between Kaslo and  
Renfrew Streets

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 6, Property Matters March 31, 1967, confirmed by Council April 4, 1967 approving the resubdivision of Lots 17-21, Block D and Lots 8 and 15, Block N, all in Section 44, T.H.S.L., B/S 2800 Block E. 16th Avenue between Kaslo and Renfrew Streets, City-owned lands in accordance with Planning Department Drawing #4336B. As noted in this report, the City lands were formerly part of Still Creek ravine which had been filled and additional time of 2 or 3 years was required to allow further consolidation of the fill.

cont'd...../2



Board of Administration, April 30, 1971 . . . . . (PROPERTIES - 2)

Clause 2 cont'd.

The City Engineer recently completed his survey and has now prepared plan marginally numbered LC 447 showing the resubdivision of the property into 18 residential lots.

To service the 9 newly created lots on the south side of 16th Avenue, a new cul-de-sac is to be opened. The installation of curbs and gutters will permit paving of this new road and it is desirable to install street lighting. The City Engineer has also recommended that a sidewalk be installed on the east side of the new street around the turnaround ending at the lane south of 16th Avenue. These installations can be carried out on a local improvement basis and it will be necessary to authorize the City Clerk to sign the petitions on behalf of the City.

The new road will be opened adjacent to privately-owned Lot 7, Block N, Section 44, T.H.S.L. The owners of this property represent 50% of the property owners on this new street and their support of the petition for curbs and gutters and street lighting is desirable. This property was previously an inside lot and the opening of the road will not enhance the value of this property. As a result, the owners are prepared to support the petitions only if the improvements are installed at no cost to them.

The implementation of this subdivision requires the closure of a portion of an existing 20' lane south of 16th Avenue and the reduction of 17th Avenue from 33' to a 20' lane. As a result, it will be necessary to relocate several utility poles and overhead wires. The estimated cost of this work is \$1,470.00.

RECOMMENDATION

That plan marginally numbered LC 447, showing the resubdivision of the City lands, be approved and further,

That the City Clerk be authorized to sign the petitions on behalf of the City, for installation of curbs and gutters, street lighting and concrete sidewalk on the newly dedicated road and that the City-owned lots be declared assessable for these local improvement projects, and further,

That the installation of curbs and gutters and street lighting normally assessed to Lot 7, Block N, Section 44, T.H.S.L. estimated at \$256.00 be paid by the City as a subdivision cost, chargeable to account code 4812/75.

That the cost for relocation of the utility services, estimated at \$1,470.00 be approved, the costs to be charged to account code 4812/75."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

3. City-owned Property - South of Harbour Headline,  
West of Cambie Street: Rental Review (False Creek)

The Supervisor of Property and Insurance reports as follows:

"The subject City-owned land, portion of Parcel A,D.L. 2064, situated south of Harbour Headline, west of Cambie Street (zoning: M-2, heavy industrial) is presently leased to Johnston Terminals Limited on a year to year agreement on the basis of Council's Resolution of December 30th, 1963.

cont'd. . . . /3

Board of Administration, April 30, 1971 . . . . . (PROPERTIES - 3)

Clause 3 Cont'd.

In accordance with the conditions of the lease, the rental has been reviewed and it is recommended that it be increased from the amount of \$200.00 per month plus all taxes to \$258.00 per month, plus all taxes, the new rate to commence April 8th, 1971. Johnston Terminals Limited have indicated their acceptance of the increased rental.

RECOMMENDED that the rental to Johnston Terminals Limited of portion of Parcel A, D.L. 2064, situated South of the Harbour Headline and west of Cambie Street be increased to \$258.00 per month, plus all taxes, commencing April 8th, 1971, the said taxes to be paid direct as noted in the existing agreement."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. City-owned Property - 1500 Block, West 3rd Avenue  
Rental Review

The Supervisor of Property and Insurance reports as follows:

"Portion of Lot C of 5-15 Block 240, D.L. 526, situated 1500 Block West 3rd Avenue, under the 4th Avenue ramp to Granville Bridge (zoning: M-1) is leased to Dan McClure's Taxi (1963) Limited, owners of the adjoining land and improvements to the west. The lease is for a period of 20 years, expiring April 30th, 1976, subject to review at 5-year intervals.

The current 5-year review negotiations have resulted in a proposed rental increase from \$50.00 to \$140.00 per month, effective May 1st, 1971. Taxes on land and improvements to be paid in addition in accordance with the existing lease requirements.

RECOMMENDED that the rental of portion of Lot C of 5-15, Block 240, D.L. 526 to Dan McClure's Taxi (1963) Limited be increased to \$140.00 per month plus an amount equal to taxes as if levied on land and improvements. This increase to be effective May 1st, 1971, and to continue for the remaining 5-year term of the lease."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Acquisition of Lessee's Interest  
228 Powell Street  
Provincial Courts (Vancouver) Complex

The Supervisor of Property & Insurance reports as follows:

"City Council, April 20th, 1971 approved the expropriation of Lot 27, Block 5, D.L. 196 for the sum of \$65,000.00, which amount includes both the owners' and lessee's interests.

Following expropriation proceedings, the lessee offered to sell his rooming house business to the City at the price previously offered. This rooming house business occupies the upper three floors of this four storey building under a five year lease expiring February 28th, 1976. The business consists of 40 furnished rooms plus two rooms for the operator. It is noted that this lessee has a very favourable lease at a rental well below economic rates.

cont'd. . . /4

Board of Administration, April 30, 1971 . . . . . (PROPERTIES - 4)

Clause 5 Cont'd.

As a result of further negotiations, this lessee has agreed to Quit Claim all his interest under the terms of the lease to the City for the sum of \$13,500.00 on the following terms:

- (a) The termination date to remain open until August 31st, 1971 at the latest;
- (b) The lessee to receive an advance payment of \$1,500.00 upon delivery of an executed Quit Claim Deed.

The above settlement is deemed to be fair and equitable and has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property & Insurance be authorised to settle the lessee's claim herein for the sum of \$13,500.00 on the foregoing basis, chargeable to Code No. 442/1207 (Magistrates' Court)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Acquisition of Lessee's Interest  
208 & 208A Main Street  
Provincial Courts (Vancouver) Complex

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 4, Property Matters, dated November 13, 1970, approving the purchase of Lots 2 & 3, Block 5, D.L. 196 and noting that the interest of the lessees would be the subject of a later report.

This lessor is the operator of a Second Hand Store known as 'Al's Exchange' under a 5-year lease expiring February 28, 1974. This ground floor store premises has a frontage of 33' on Main Street and a depth of approximately 80'. The proprietor of this Second Hand business stocks mostly small items of used merchandise which will be costly to pack, move and unpack at a new location. In this regard, the lessee has received two moving cost estimates - one at \$3,235.00 and the other at \$4,500.00, which have been verified as being reasonable by the Supervisor of Property and Insurance. Following lengthy negotiations with this lessee, he has agreed to Quit Claim all his interest under the terms of the lease to the City as of April 30, 1971, for the sum of \$4,000.00 subject to retaining rent-free possession of the store premises until June 30, 1971.

The above settlement is deemed to be fair and equitable and has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to settle the lessee's claim herein for the sum of \$4,000.00, chargeable to Code No. 442/1207 (Magistrates' Court)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, April 30, 1971 . . . . . (PROPERTIES - 5)

7. Sales: Champlain Heights - Residential

RECOMMENDED that the following applications to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 35, D.L. 339, Plan 13659  
N/S 50th Ave., East of Tyne Street

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Dinis Correia Amado & Maria Do Ceu Amado	35	$\frac{50'}{57.95} \times \frac{109.73}{111.82}$	\$14,000.00	City Terms @ 9%	5' public utility easement over the easterly boundary

Lots 85 & 87, D.L. 339, Plan 13659  
S/S & N/S 53rd, between Tyne & Toderick

John Jurinak	85	60' x 110'	\$14,500.00	City Terms @ 9%	Nil
Louis Jurinak	87	59' x 120'	\$15,000.00	City Terms @ 9%	Nil

Lot 77, D.L. 339, Plan 13659  
E/S Toderick between 52nd and 53rd

Mihaly Kertesz & Emma Kertesz	77	$\frac{50'}{95} \times \frac{134.32'}{124}$	\$15,000.00	City Terms @ 9%	Nil
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Lot 6, D.L. 339, Plan 13659  
S/S 49th Ave. East of Tyne Street

Joe Stanzl	6	$\frac{42.5'}{38.25} \times 120$	\$12,500.00	City Terms @ 9%	Bulkhead agree- ment 1 ft. above lane.
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Lot 93, D.L. 339, Plan 13659  
S/S 52nd, bet. Tyne & Toderick Sts.

Donald Claude Anthony & Beatrice Petra Anthony	93	$\frac{60'}{59.94} \times \frac{120}{116.67}$	\$15,000.00	City Terms @ 9%	Nil
--	----	---	-------------	-----------------------	-----

CONSIDERATION

8. Champlain Heights - Site #18  
Request of United Co-operative Housing Society  
for a Reduction in Lease Rate

The Supervisor of Property and Insurance reports as follows:

cont/. . . . /6

Clause 8 Cont'd.

"On November 17th, 1970, City Council resolved that Site No. 18 situated in Champlain Heights be leased to the United Co-operative Housing Society for development of approximately 100 family town house units. The value of the land for lease purposes was set at 80% of the market value with a total ground rent to be charged at a rate of 8% per annum, to commence not later than June 1st, 1971. (This generates a return on the full market value of 6.4%). The term to be for a period of 50 years subject to 5-year reviews. The lessee to pay all taxes applicable to the total site.

A letter has been received from Mrs. Shirley Schmid, Secretary Treasurer on behalf of the United Co-operative Housing Society (copy attached) in which she requests that the lease rate applied to co-operative housing development be lowered from 8% to 7% per annum.

In her letter, which is attached, she supports her position by pointing out that the long term Canada Bond yield has dropped from nearly 8% at the time Council approved the lease, to a present rate of approximately 6.85%. She also points out that at the end of the lease term, there will be a reversion to the City of buildings presently valued at approximately \$1.7 million. The prime reason for this request is that the United Co-operative people are attempting to place a ceiling on construction costs to \$16,000.00 per unit and a corresponding income limit ceiling on all applicants requesting this housing.

A lease proposal submitted by this group contained a request that future lease rates be tied to a long term Canada Bond yield with a maximum ceiling of 7%.

The point raised respecting the drop in the long term Canada Bond yield is accurate, and the other point made respecting the reversion value of the buildings to the City is questionable in as much as developments of this type are generally considered to have a functional value of only approximately 50 years.

The lease rate of 8% which was originally recommended to Council was not based on the long term yield of Canada Bonds, but was arrived at by comparing the long term lease rates of privately held lands in the City. A recent review of this rate arising from the United Co-operative Housing Society's request indicates that 8% is still considered to be a reasonable rate for this type of lease, particularly as it results in an effective rate of 6.4% of market value.

Although desirable, it is felt that there is no practical comparable factor or formula that the lease rate can be related to over the next 50 years that would satisfactorily represent the present 8% lease rate.

CONSIDERATION

Therefore, the Society's requests are referred to Council:

- (a) A reduction in the lease rate to 7% to be applied to the first 5 year period of the lease commencing not later than June 1st, 1971.
- (b) That future lease rates be tied to the long term Canada Bond yield with a maximum ceiling of 7%."

Your Board

Submits the above report to Council for CONSIDERATION.

DELEGATION from United Co-operative Housing Society requested.